

# ***Hershey's Mill Homeowners Association***

**1389 East Boot Road \* West Chester, Pennsylvania 19380 – 5988**

**(610) 436-8900 Telephone**

**(610) 436-5162 Facsimile**

## **DRAFT – FINAL MA APPROVAL PENDING** Minutes of the Monthly Master Association Meeting November 3, 2016

Attendees: Ron Vaughn (A); Jon Ford (B); K. Fleming (C); P. Burt (D); Dennis O'Leary (E); Michael Rackover (F); Bob Zink (G); Gene Blessing (H/L/N); B. Mackleer (I); D. Fell (J); R. Herschel (K); Mary Ellen Pernice (M); John Poling (O); D. McClemmens (P); (Q); Ray Regan (R); J. Lutley (S); B. Mertz (T); J. Bradley (U); F. Simone (V); B. Cotner (W); (Y); B. Bronner; (Z) and E. McFalls.

President Boyd Mackleer called the meeting to order at 3:00 PM.

The minutes of the October 6, 2016 Master Association meeting were approved as submitted.

The members reviewed West Chester Area School District invitations for a Dec 2<sup>nd</sup> breakfast at Rustin High and for Gold Cards for seniors that allow free access to school musicals and sporting events. Ed McFalls will e-mail the invitations to the members for subsequent distribution to all residents.

A brief report was provided on the initial work under the Rec Center renovation project. The demolition was completed, in floor drain pipes have been run, concrete floor has been poured and the small addition for the guard office and vestibule is going up. The old shingle roof is expected to be removed and replaced with the new roof in the next two weeks in an effort to get the building weather tight before colder weather arrives.

The Sunoco Mariner East 2 project has been delayed by lengthy review letters from the DEP requiring Sunoco to make plan adjustments and furnish additional information. This has slowed their push to resolve issues with Hershey's Mill.

Bob Bronner provided updates on the installation of new gate and license plate cameras scheduled for the week after Thanksgiving. There is also an effort this week to replace all the in-ground loops which trigger gate openings and closings in an effort to correct a problem with gates staying open. An update on a break-in in Zephyr elicited the request that a Notice be prepared by the Master Association for distribution to all residents to explain that residents FIRST call in all emergencies should be 911 with a follow-up call to Security second. It was suggested that the Notice include a reminder for resident NOT to open the gates for cars, trucks and vendors who do not seem to have gate opening devices. These should be directed to the Main Gate. Finally, Bob also reported on Verizon phone outage issues that have plagued some villages.

The subject of the proposed walking trails was briefly discussed. After the attempts at perc tests behind Devonshire were not successful, the conclusion was that we need to proceed with the

installation of the basin on the 15<sup>th</sup> hole. Some alternate design parameters could save on some of the expense.

Trash and recycling contracts were reviewed and discussed. Members were urged to get them signed and returned to Ed McFalls.

The Open Community Day was a good success with 64 visitors registering which is almost exactly the same as each of the previous October Community Days. Spring Community Days usually have more visitors. The next Open Community Day will be Sunday, May 21, 2017. Members discussed perceptions among the real estate buying community about the cost of living at Hershey's Mill, but most felt the current efforts at communication were appropriate.

There being no additional business the meeting was adjourned at 3:50 pm. The next meeting will be conducted on Thursday, January 5, 2016 at 3:00 pm in the Ardmore Room of the CC.

Respectfully Submitted,

Ed McFalls  
Secretary Pro Tem